

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – E/S Rich Hill Road,
82' S of the c/l Hatherleigh Road
(7115 Rich Hill Road)
9th Election District
4th Councilmanic District

Paul Michael Best and
Jane Maria Burchard

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-236-SPHA
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Paul Michael Best and Jane Maria Burchard. The Petitioners seek approval of an accessory structure (garage) to be located on a vacant lot, and a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 20 feet in lieu of the maximum allowed 15 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions was Paul Best, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of two adjacent lots containing a combined gross area of 0.68 acres, more or less, zoned D.R.5.5. The Petitioners purchased the subject property several years ago as two separate lots, one of which was vacant while the other was improved with a single family dwelling and a detached garage, with an addition thereto. The Petitioners are now desirous of developing the vacant lot with a new, one-story garage, and converting the existing garage into a one-story family room. Due to the fact that the lots were recorded as two separate lots, the requested special hearing is necessary in order to

ORDER RECEIVED FOR FILING

Date

By

proceed with the proposed improvements. Further testimony revealed that the Petitioners have discussed their proposal with their neighbors on both sides of their property, all of whom support their plans. Testimony indicated that the Petitioner has gone to great lengths to design the new garage with features that are in character and keeping with the architectural design of the existing dwelling. Inasmuch as the roof of the house has a 45degree pitch, the roof of the garage has been designed with a similar peak, resulting in an overall height for this structure of 20 feet in lieu of the maximum allowed 15 feet. Thus, the requested variance is necessary in order to proceed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

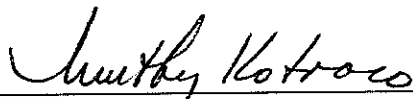
By

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of January, 1999 that the Petition for Special Hearing to approve an accessory structure (garage) to be located on an adjacent, vacant lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 20 feet in lieu of the maximum allowed 15 feet for a proposed one-story garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 1/25/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 25, 1999

Mr. Paul M. Best
Ms. Jane M. Burchard
7115 Rich Hill Road
Baltimore, Maryland 21212

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Rich Hill Road, 82' S of the c/l Hatherleigh Road
(7115 Rich Hill Road)
9th Election District – 4th Councilmanic District
Paul M. Best and Jane M. Burchard - Petitioners
Case No. 99-236-SPHA

Dear Mr. Best & Ms. Burchard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 7115 RICH HILL RD
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN ACCESSORY STRUCTURE ON A VACANT lot.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

PAUL MICHAEL BEST

Name - Type or Print

Signature

JANE MARIA BURCHARD

Name - Type or Print

Signature

7115 RICH HILL RD (410.823.4997)

Address

Telephone No

BALTIMORE

MD

21212

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 hr

UNAVAILABLE FOR HEARING

Reviewed By CAM Date 7 Dec 98

Case No. 99-2345PHA

Date 12/15/98

ORDER RECEIVED FOR FILING



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7115 RICH HILL RD

which is presently zoned R 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 to allow an Accessory structure a height of 20' in lieu of the MAXIMUM height of 15'.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons (indicate hardship or practical difficulty)

TO BE DISCUSSED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 99-23C-SPHA

280 9/15/98

Legal Owner(s):

PAUL MICHAEL BEST

Name - Type or Print

Signature

JANE MARIA BURCHARD

Name - Type or Print

Signature

7115 RICH HILL RD (H) 410.823.4997 (W) 410.823.5077

Address

Telephone No

BALTIMORE

MD

21212

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

ZONING DESCRIPTION FOR: 7115 RICH HILL RD

Beginning at a point on the east side of Rich Hill Rd which is 40 feet wide at the distance of 82 feet south of the centerline of the nearest improved intersecting street Hatherleigh Rd which is 40 feet wide. ^{Being Known As lots part of lots 1-7 and 8+9} As recorded in Baltimore County in the subdivision of Stoneleigh in plat book 8, folio 85, deed liber 5073 folio 160, deed liber 5223 folio 397 containing 0.680 acres. Also known as 7115 Rich Hill Rd and located in the 9th election district, #4 Councilmanic district.

44-236-
SPHA 23C

BALTIMORE COUNTY, MA .AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062394

DATE 7 Dec 98 ACCOUNT 6152

CAK
230 AMOUNT \$ 100.00

RECEIVED FROM: Post + Bookman

FOR: Tina Bob H. C. Red

SPAN

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTION THE
12/07/1998 12/07/1998 10:17:05
RFB MMS CASHIER LSN LXS INQUIRY
5 MISCELLANEOUS CASH RECEIPT
RECEIPT # 086651
CF NO. 062394
100.00 CHECK
BALTIMORE COUNTY, MARYLAND

99-236-SPHA
CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-236-SPHA
7115 Rich Hill Road
E/S Rich Hill Road, 82' S of
centerline Hatherleigh Road
9th Election District
4th Councilmatic District
Legal Owner(s): Paul Michael
Best & Jane Maria Burchard

Special Hearing: to approve an accessory structure on a vacant lot. **Variances:** to allow an accessory structure a height of 20 feet in lieu of the maximum height of 15 feet.
Hearing: Tuesday, January 19, 1999 at 8:00 a.m. in Room 407, County Court Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please call (410) 887-4386.
(2) For information concerning the File and/or Hearing, Please call (410) 887-3381.

12/400 Dec 31 C281568

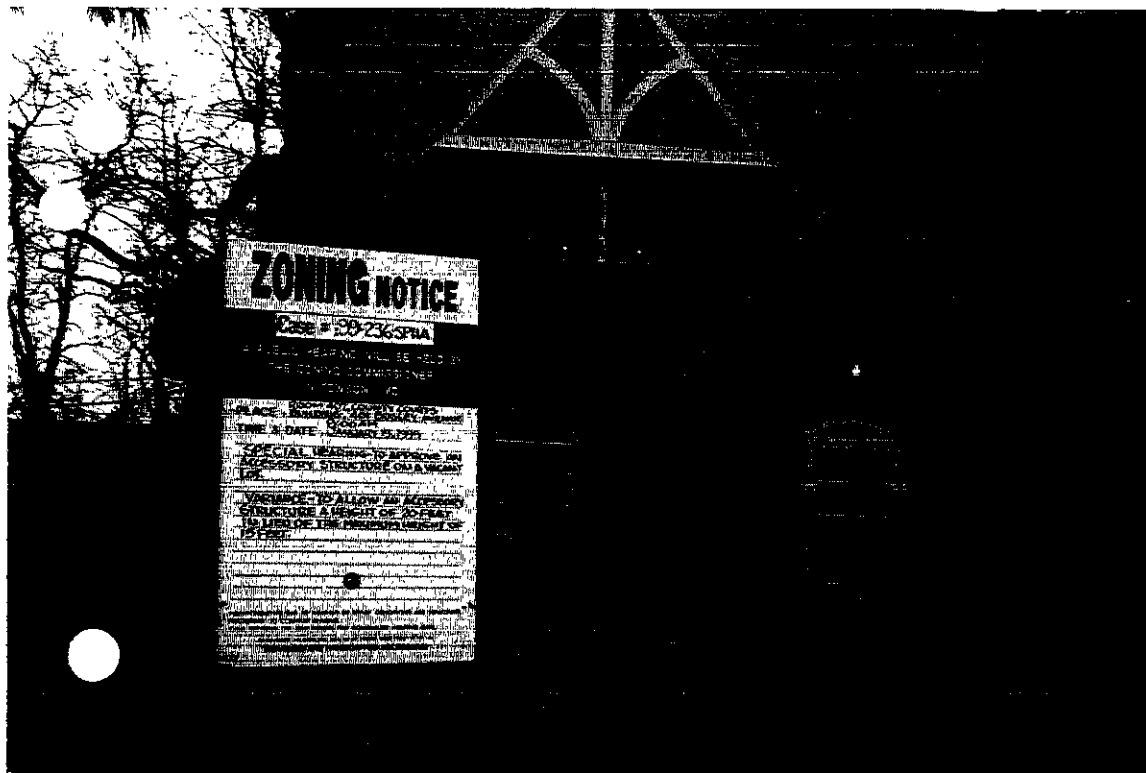
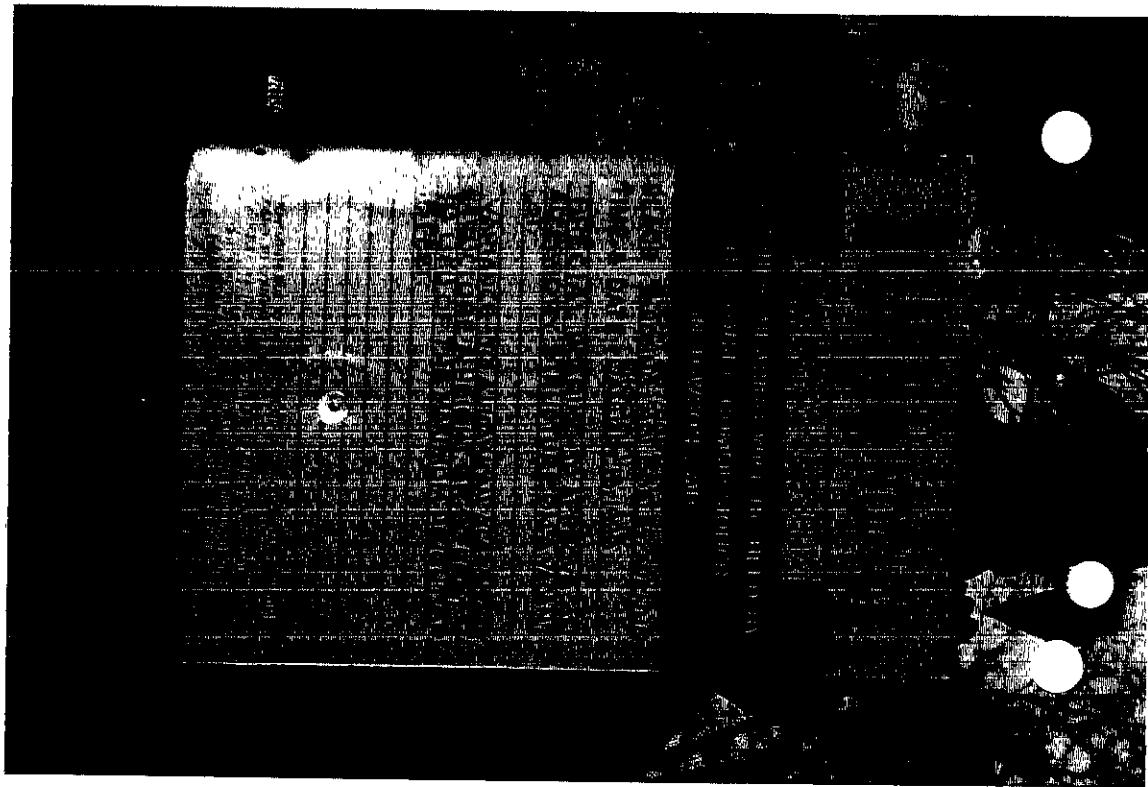
TOWSON, MD., 11/4/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/31/, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON



CERTIFICATE OF POSTING

RE: Case No.: 99-236-SPNA

Petitioner/Developer: _____

PAUL MICHAEL BEST &

JANIE MARIA BURCHAD

Date of Hearing/Closing: 1-19-99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

7115 RICH HILL ROAD

The sign(s) were posted on _____

JANUARY 2, 1999

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
7115 Rich Hill Road, E/S Rich Hill Rd,
82' S of c/l Hatherleigh Rd, 9th Election District,
4th Councilmanic

Legal Owners: Paul Best and Jane Burchard

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-236-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Legal Owners Paul Best and Jane Burchard, 7115 Rich Hill Road, Baltimore, MD 21212, Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 22, 1998

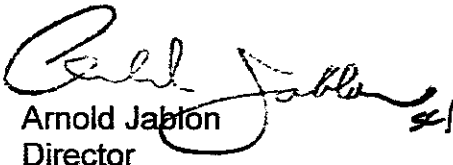
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-236-SPHA
7115 Rich Hill Road
E/S Rich Hill Road, 82' S of centerline Hatherleigh Road
9th Election District – 4th Councilmanic District
Legal Owner: Paul Michael Best & Jane Maria Burchard

Special Hearing to approve an accessory structure on a vacant lot. Variance to allow an accessory structure a height of 20 feet in lieu of the maximum height of 15 feet.

HEARING: Tuesday, January 19, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Arnold Jablon
Director

c: Paul Best & Jane Burchard

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 4, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
December 31, 1998 Issue – Jeffersonian

Please forward billing to:

Michael Best 410-823-4997
7115 Rich Hill Road
Baltimore, MD 21212

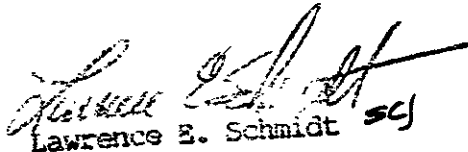
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-236-SPHA
7115 Rich Hill Road
E/S Rich Hill Road, 82' S of centerline Hatherleigh Road
9th Election District – 4th Councilmanic District
Legal Owner: Paul Michael Best & Jane Maria Burchard

Special Hearing to approve an accessory structure on a vacant lot. Variance to allow an accessory structure a height of 20 feet in lieu of the maximum height of 15 feet.

HEARING: Tuesday, January 19, 1999 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt scj

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 236

Petitioner: MICHAEL BEST

Location: 7115 RICH HILL RD BALTIMORE, MD 21212

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL BEST

ADDRESS: 7115 RICH HILL RD
BALTIMORE, MD 21212

PHONE NUMBER: 410. 823. 4997

AJ:ggs

(Revised 09/24/96)

99-236-SPHA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-236-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Special Hearing to permit A GARAGE ON
A vacant lot AND VARIANCE to allow
SAME to have A height of 20' in lieu
of the MAXIMUM 15'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 14, 1999

Mr. Paul Michael Best
Ms. Jane Maria Burchard
7115 Rich Hill Road
Baltimore, MD 21212

RE: Item No.: 236
Case No.: 99-236-SPHA
Location: 7115 Rich Hill Road

Dear Petitioners:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on December 7, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 29, 1998

FROM: *[Signature]* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 21, 1998
Item Nos. 236, 237, 240, 242, and
244

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1221.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 1/4/98

FROM: R. Bruce Seeley, Project Manager RBS/JS
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 1 Dec 21, 98

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

231

237

238

239

241

242

243

244

245



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

JANUARY 4, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DECEMBER 21, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

236, 238, 242, AND 244

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Sign
1/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: January 15, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 236

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

Jeffrey W Long

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 12.21.95

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

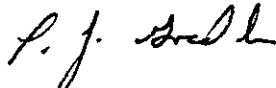
RE: Baltimore County
Item No. 236 CAM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


/s/ Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

----- Maryland Relay Service for Impaired Hearing or Speech -----
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

File

Attach original petition
To: Arnold L. Jablon
From: J. Lawrence Pilson
Subject: Zoning Item # 99-236

Due Date _____

APR 7

Zoning Advisory Committee Meeting of April 12, 1999

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

✓ ____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

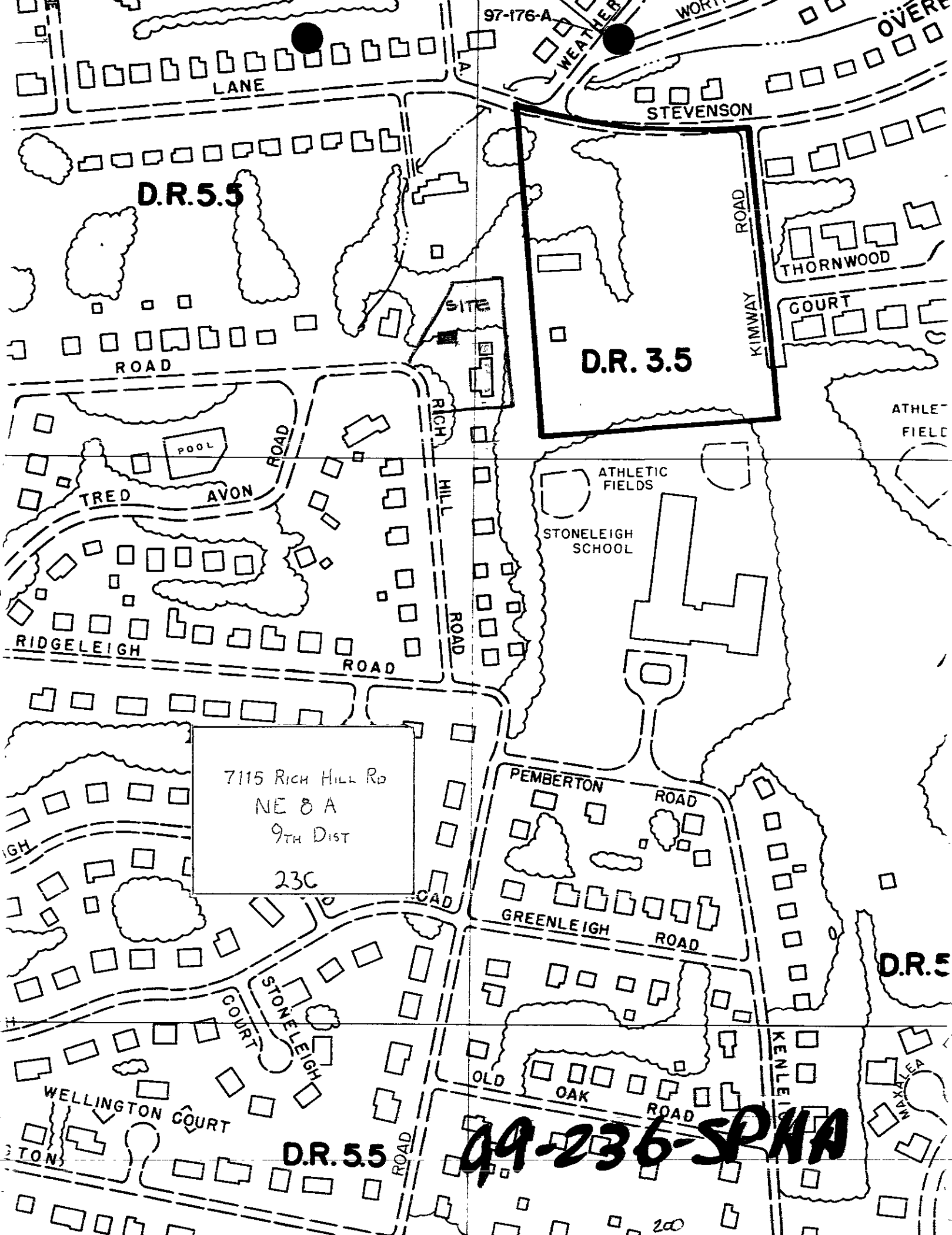
____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

____ REVISED COMMENTS - IF THE OWNER INTENDS TO EXTINGUISH ALL OF THE REMAINING DEVELOPMENT RIGHTS, WITH ONLY THE EXISTING HOME REMAINING, WE WOULD NOT REQUIRE A FOREST BUFFER EASEMENT TO BE ESTABLISHED.

DAVID LYKENS 4/7/99



97-176-A

LANE

STEVENSON

D.R. 5.5

ROAD

SITE

D.R. 3.5

KIMWAY ROAD

THORNWOOD

COURT

ATHLETIC FIELD

POOL

TRED

AVON

RICH HILL ROAD

ATHLETIC FIELDS
STONELEIGH SCHOOL

RIDGELEIGH

ROAD

7115 Rich Hill Rd
NE 8 A
9TH DIST
23C

PEMBERTON

ROAD

GREENLEIGH

ROAD

D.R. 5

OLD

OAK

ROAD

KENLEIGH

MAXALEA

WELLINGTON COURT

D.R. 5.5

99-236-SPNA

sheet. NE - 8A

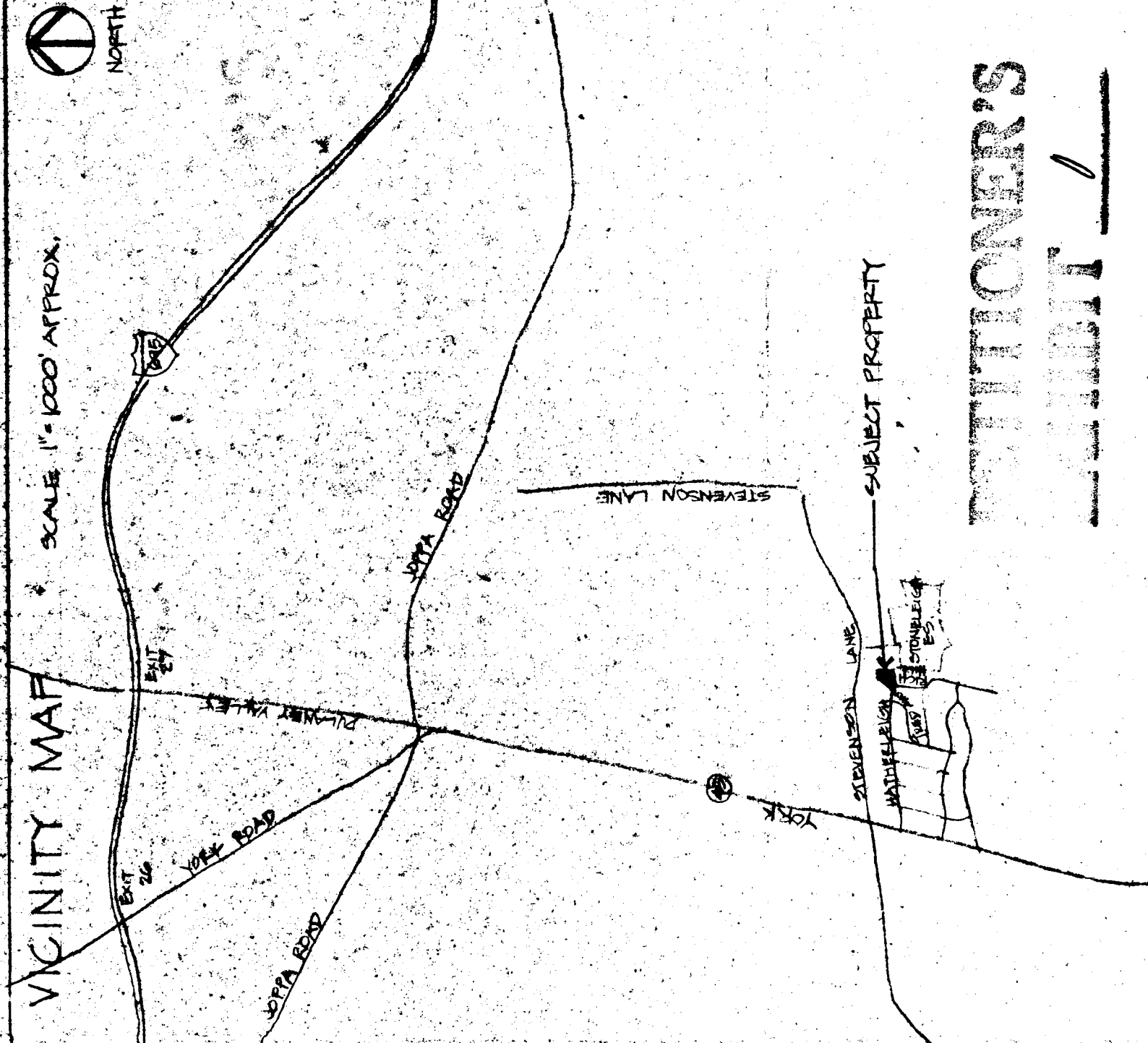
04-330-24





PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 7115 RICH HILL ROAD
SUBDIVISION NAME: STONELEIGH
PLAT BOOK: 8, FOLIO 85, DEED LIBER 5073
OWNER: MICHAEL AND JANE BEST

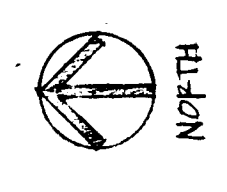
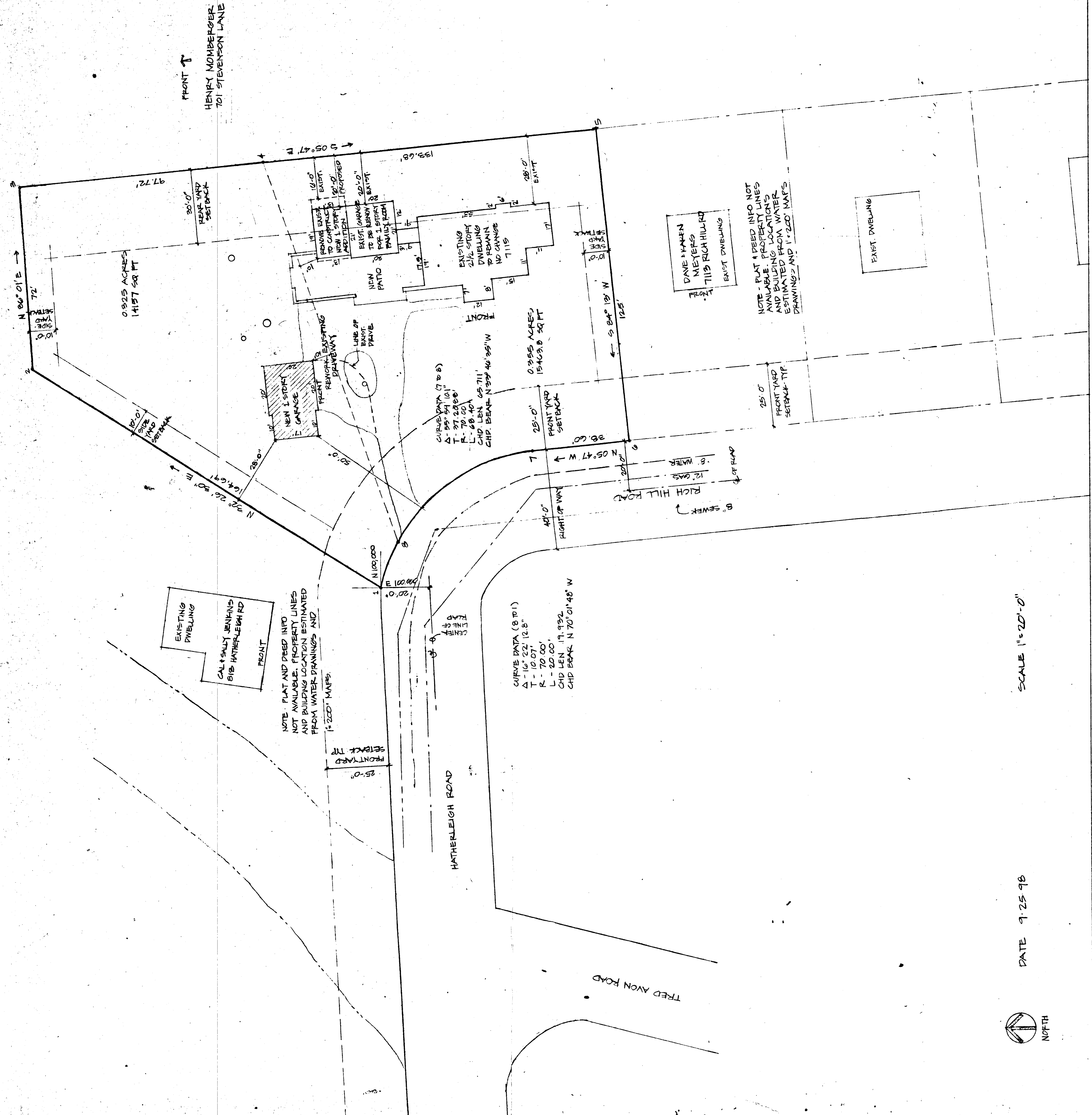


LOCATION INFORMATION

COUNCILMANIC DISTRICT 4
9TH ELECTION DISTRICT
1"=200' SCALE MAP, # NE-8A
ZONED DR-5.5
LOT SIZE 0.925 + 0.955 = 0.88 ACRES
29620 SQ FT
SEWER - PUBLIC
WATER - PUBLIC
CHESAPEAKE BAY CRITICAL AREA - NO
PRIOR ZONING HEARINGS - NONE
NOT WITHIN 100 YEAR FLOOD PLAIN

ZONING OFFICE USE ONLY!

REVIEWED BY: _____
ITEM #: _____
CASE #: _____
99-236-
SPHA



DATE 9-25-98

SCALE 1"=20'-0"

99-236-SP4A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±		STONELEIGH	
DATE OF PHOTOGRAPHY JANUARY 1966		ANNESLIE	N E. 8-A
		ROGERS FORGE	

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401